



## PLANNING AND ZONING BOARD AGENDA REVISED

**PUBLIC HEARING - WEDNESDAY, MAY 20, 2009 - 4:00 P.M.**

**CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET**

PAT ESPARZA, Chair

FRANK MIZNER, Vice Chair  
RANDY CARTER  
BETH COONS

KEN SALAS  
CHELL ROBERTS  
SCOTT PERKINSON

**Note:** If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the June 22, 2009 City Council meeting. At that time, City Council will establish July 1, 2009, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at [www.mesaaz.gov](http://www.mesaaz.gov) prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

- A. CONSIDER THE MINUTES FROM THE, April 14 AND April 15, 2009 STUDY SESSIONS AND REGULAR HEARING:

P&Z Recommendation: Approval with conditions

### **CONSENT AGENDA**

- B. TAKE ACTION ON ALL CONSENT ITEMS:

All items listed with an asterisk (\*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

C. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

- \*1. **Z09- 11 (District 3)** 610 West Jerome Avenue. Located west of Country Club Drive and north of Baseline Road (1.8± acres). Rezone from M-1 to M-1-BIZ and Site Plan Review. This case will allow the development of a children's hospital. Hacienda Healthcare, owner; John Szafran, DPA Architects, applicant.

STAFF PLANNER: Angelica Guevara

Staff Recommendation: Approval with conditions

P&Z Recommendation: Approval with conditions

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING GENERAL PLAN AMENDMENT AND RELATED ZONING CASE:

1. **GPMInor08-11 (District 6)** 8260 East Baseline Road. Located west of the Loop 202 and north of Baseline Road (14.5± acres). Minor General Plan Amendment. This request will amend the Mesa 2025 General Plan land use designation for the site from Mixed Use Residential (MUR) to High Density Residential 15+ du/acre (HDR 15+). Loren & Colette Jessen; Jessco Dev. LLC, owner; Sean Lake; Pew and Lake, PLC, applicant. **COMPANION CASE Z08-62. CONTINUED FROM THE SEPTEMBER 18, 2008, THE OCTOBER 16, 2008, DECEMBER 18, 2008, FEBRUARY 19, 2009 AND APRIL 15, 2009 HEARINGS.**

STAFF PLANNER: Tom Ellsworth/Lesley Davis

Staff Recommendation: Adoption

P&Z Recommendation: Adoption

2. **Z08-62 (District 6)** 8260 East Baseline Road. Located west of the Loop 202 and north of Baseline Road (14.5± acres). Rezone from AG (conceptual M-1, C-2, R-2, and R-3) to R-4. This request will allow the zoning for high-density residential development. Loren & Colette Jessen; Jessco Dev. LLC, owner; Sean Lake; Pew and Lake, PLC, applicant. **COMPANION CASE GPMInor08-11. CONTINUED FROM THE SEPTEMBER 18, 2008, THE OCTOBER 16, 2008, DECEMBER 18, 2008, FEBRUARY 19, 2009 AND APRIL 15, 2009 HEARINGS.**

STAFF PLANNER: Tom Ellsworth/Lesley Davis

Staff Recommendation: Denial

P&Z Recommendation: Continuance to July 15, 2009

- \*3. **GPMInor09-02 (District 6)** 10617 East Oasis Street. Located west of Signal Butte Road and south of Broadway (4.9± acres). Minor General Plan Amendment to change the land use designation from Parks (P) to High Density Residential 10-15 du per acre (HDR 10-15). This case will allow the development of a Supportive Housing Project. MARC Center owner; Saemisch DeBella Architects, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to July 15, 2009  
P&Z Recommendation: Continuance to July 15, 2009

- \*4. **Z09-08 (District 6)** 10617 East Oasis Street. Located west of Signal Butte Road and south of Broadway (4.9± acres). Rezone from R1-9 to R-3 with a Site Plan Review. This case will allow the development of a Supportive Housing Project. MARC Center owner; Saemisch DiBella Architects applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to July 15, 2009  
P&Z Recommendation: Continuance to July 15, 2009

5. **GPMInor09-03 (District 6)** The 8200 to 8500 blocks of East Baseline Road (north side). Located west of the Loop 202 and north of Baseline Road (54± acres). Minor General Plan Amendment. This request will amend the Mesa 2025 General Plan land use designation for the site from Mixed Use Residential to High Density Residential 15+ du/acre (20± acres) and Neighborhood Commercial (34± acres). David Glimcher, GVSW 202/60 LLC, owner; Susan Demmitt, Beus Gilbert PLLC, applicant.

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Adoption  
P&Z Recommendation: Adoption

6. **Z08-47 (District 6)** The 8200 to 8500 blocks of East Baseline Road (north side) Located west of the Loop 202 on the north side of Baseline Road (54± acres). Rezone from AG (conceptual M-1, C-2, O-S, R-3, and R-2) to C-2 (34± acres) and R-4 (20± acres) and the establishment of the "Baseline Center" Development Master Plan (DMP). This request will establish a Development Master Plan to allow the creation of a development with a mixture of residential, office and retail uses. David Glimcher, GVSW 202/60 LLC, owner; Susan Demmitt, Beus Gilbert PLLC, applicant. **CONTINUED FROM THE OCTOBER 16, 2008, DECEMBER 18, 2008, FEBRUARY 19, 2009 AND APRIL 15, 2009, HEARINGS.**

STAFF PLANNER: Tom Ellsworth

Staff Recommendation: Continuance to June 17, 2009  
P&Z Recommendation: Approval with conditions

7. **GPMInor09-05** Text Amendment to the Mesa 2025 General Plan. (All Council Districts). Minor General Plan Amendment to amend Section 9.0 with updated areas targeted for future parks and recreation facilities.

STAFF PLANNER: Andrea Moore

Staff Recommendation: Approval

P&Z Recommendation: Approval

E. HEAR A PRESENTATION, REVIEW AND DISCUSS THE FOLLOWING:

1. Hear a presentation from the Transportation Department on Central Mesa High Capacity Transit Alternatives Analysis Locally Preferred Alternative Recommendation.

Staff Contact: Mike James

**Note:** *Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is “live broadcasted” through the City of Mesa’s website at [www.mesaaz.gov](http://www.mesaaz.gov)*

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